

# **COLCHESTER PLANNING COMMISSION**

## **MINUTES OF THE MEETING**

**JULY 7, 2009**

**PRESENT:** Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

**ALSO PRESENT:** Sarah Hadd, Town Planner

### **1. Call to Order**

T. Mulcahy called the meeting to order at 7:02 p.m.

### **2. Public Forum on Severance Road Rezoning**

S. Hadd highlighted the proposed areas that are being considered for rezoning on the map. She explained the different zoning districts and clarified what would be allowed as a result of any change. A R1 to R3 rezoning will allow for infill of residential development to occur which is what some residents have requested noting that the Commission has received several individual requests dating back to 2005 for zone changes. S. Hadd commented that properties rezoned from R1 to R3 should not really incur a tax increase but encouraged all landowners with any concerns or questions about tax implications associated with rezonings to contact the Town Assessor. S. Hadd further explained that zone changes from Agricultural to R1 would provide increased development potential and those property owners may see an increased property tax.

T. Mulcahy clarified that this meeting is a public forum and is an opportunity for the Planning Commission to listen to the property owners. There will not be any action taken. T. Mulcahy opened the floor to the public.

Amy Aten, 631 Severance Road, stated she is concerned that more houses will be developed along Severance Road and concerned with increased traffic. She stated that she would like her property to remain zoned R1 and not be changed to R3. S. Hadd noted that the previous owners requested the rezoning back in 2005.

Davie Lavallee, 84 Giffin Court, stated his opposition to increasing density due to existing traffic concerns and population. He discussed the existing traffic and delays that occur when commuting to work. Mike Maille of 52 Giffin Court and Richard Delosa of 69 Giffin Court agreed with the issues raised by D. Lavallee and indicated that they are also opposed to increasing density.

P. Loranger reported that the Public Works Department is exploring options to address the traffic flow in the Severance Corners area which could include a round-a-bout.

T. Mulcahy thanked the public for attending and participating in the meeting.

### **3. Consideration of Warning Supplement 22 of the Zoning Regulations for Public Hearing**

The Commission considered the proposed Severance Road zoning changes. Areas of discussion included specific parcels and the actual number of residences that might be constructed as a result of the zone changes, traffic. The Commission did not make any amendments to the proposal.

S. Hadd asked that the Commission address the request to amend the Planned Unit Development Regulations from a 5 acre minimum to a 3 acre minimum which would allow for in-fill residential construction. She also requested that the Commission made a decision about how to proceed with the rezoning of the two different areas (Severance Corners and the Village).

The Commission agreed that they should warn each area separately and that both supplements will be heard on the same night. Supplement 22 will be the Village rezonings and Supplement 23 will be the Severance Road area rezonings. With regard to the request to amend the Regulations for a Planned Unit Development the Commission they agreed to consider that at a future date.

A **motion** was made by P. Larrabee and **seconded** by R. Paquette to warn Supplement 22 and Supplement 23 for a public hearing on August 4, 2009. The **motion passed** with a vote of 4 – 0.

The Commission discussed the process of forwarding the documents to the Select Board and decided that it would be beneficial to participate in the 1<sup>st</sup> reading and actually present the documents to the Select Board and to request that if the Select Board has any questions that they ask them before the meeting.

### **4. Minutes of the June 16, 2009**

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to **approve** the minutes of June 16, 2009. The **motion passed** with a vote of 4 – 0.

### **5. Packet Information**

S. Hadd highlighted the information that the Commission received in their packets. Areas of discussion included future agendas. The next area of work for the Commission is Shipman Hill which will begin with a background overview. The Commission also discussed Planned Unit Developments and decided that topic would be a good topic to review and consider any possible amendment after consideration of Shipman Hill.

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**ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:20 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 4th day of July 2009

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